



www.landmark-properties.com



Who We Are

- **The Retreat Team** is a collaboration of expertise in Sustainable Land Development, Quality Construction & Exceptional Property Management.
- **Landmark Properties** is a fully integrated real estate firm specializing in the investment, development, construction, and management of high quality communities
 - Deep understanding of the markets
 - Commitment to quality
 - Strong track record of success
 - Responsible for some of the premier housing communities in the nation
 - Invests in projects
 - Landmark is one of the most active housing developers in the U.S.

Consultant Team

- **Landmark Properties** (www.landmark-properties.com)
 - Development, Construction & Management
- **SVE** (www.sveassoc.com)
 - Engineering, Planning, Landscape Architecture & Surveying
- **Williams & Associates** (www.gaplanning.com)
 - Consulting Engineers and Planners



Why are We Successful

- ✓ **Combine National Experience with Local Knowledge**
- ✓ **Exceptional Product**
- ✓ **Superior Experience**
- ✓ **Community Collaboration**



What Is The Retreat

- The "Retreat" brand brings a high-quality, award winning, housing option with an established successful track record for being an asset to the local community.
- The Retreat has been well-received by the local public, providing positive results for the community at large. Our proven track record draws students out of traditional single family neighborhoods, giving our residents their own controlled neighborhood of 'cottages'.
- Existing Retreat sites have endorsements and support letters from local planning and law enforcement officials.
- Craftsman style dwellings, with large front porches near the street and a pedestrian friendly internal streetscape within a traditional neighborhood design.
- With 8 different floor plans and a variety of elevations and color schemes, architectural diversity is guaranteed.

What Is The Retreat? (continued)

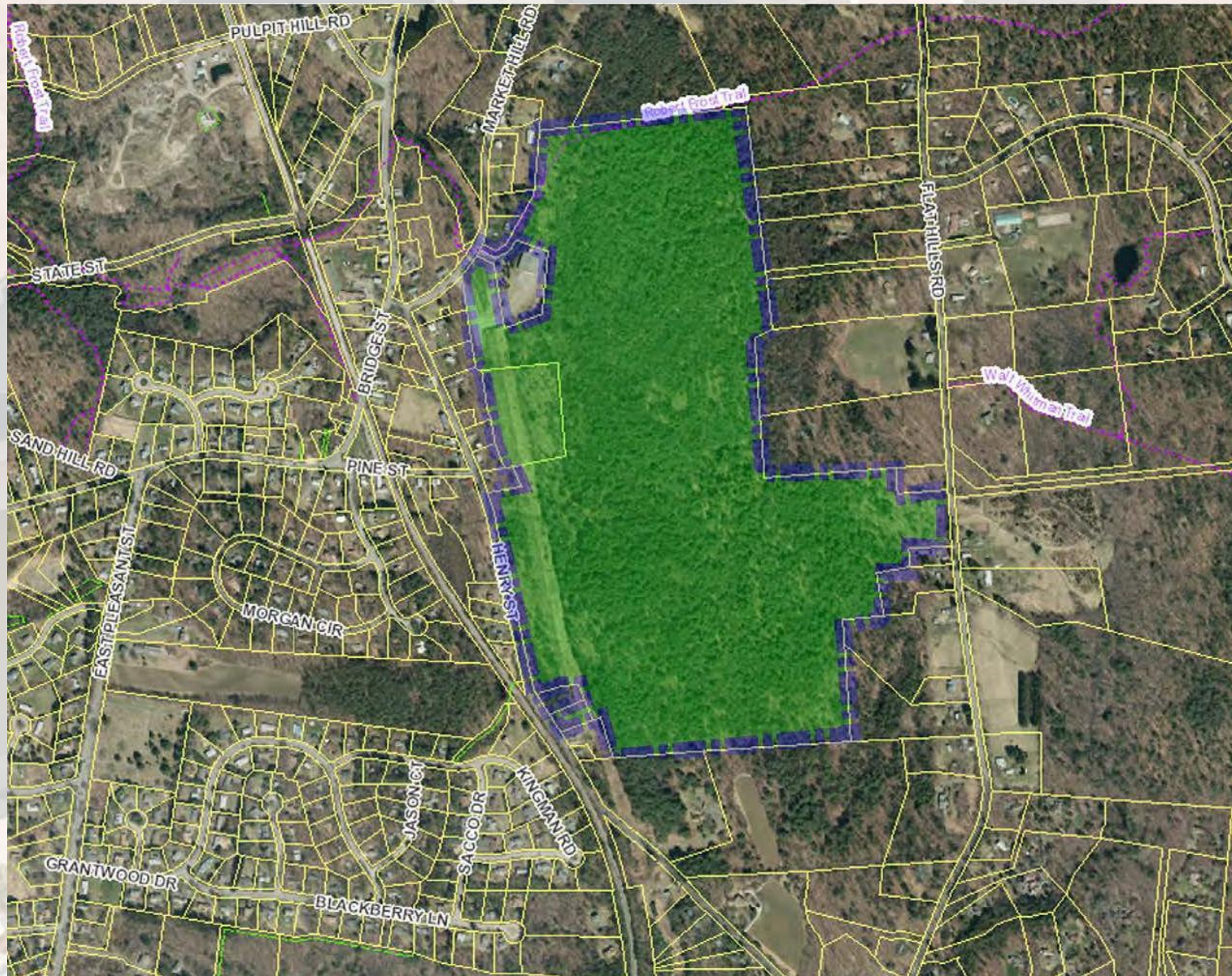
- Only high quality construction materials, such as brick, stone and hardiplank will be used.
- Sprinkler systems will be provided in all buildings.
- Concentrated density with large areas of open space.
- Extensive landscaping in excess of code required minimum vegetation.
- Walkable connections between residences, transit, and parks.
- Significant buffer areas provided between established neighborhoods.
- High-quality professional maintenance for roads, landscaping, buildings, and grounds.

Focus on Building Sustainable Communities

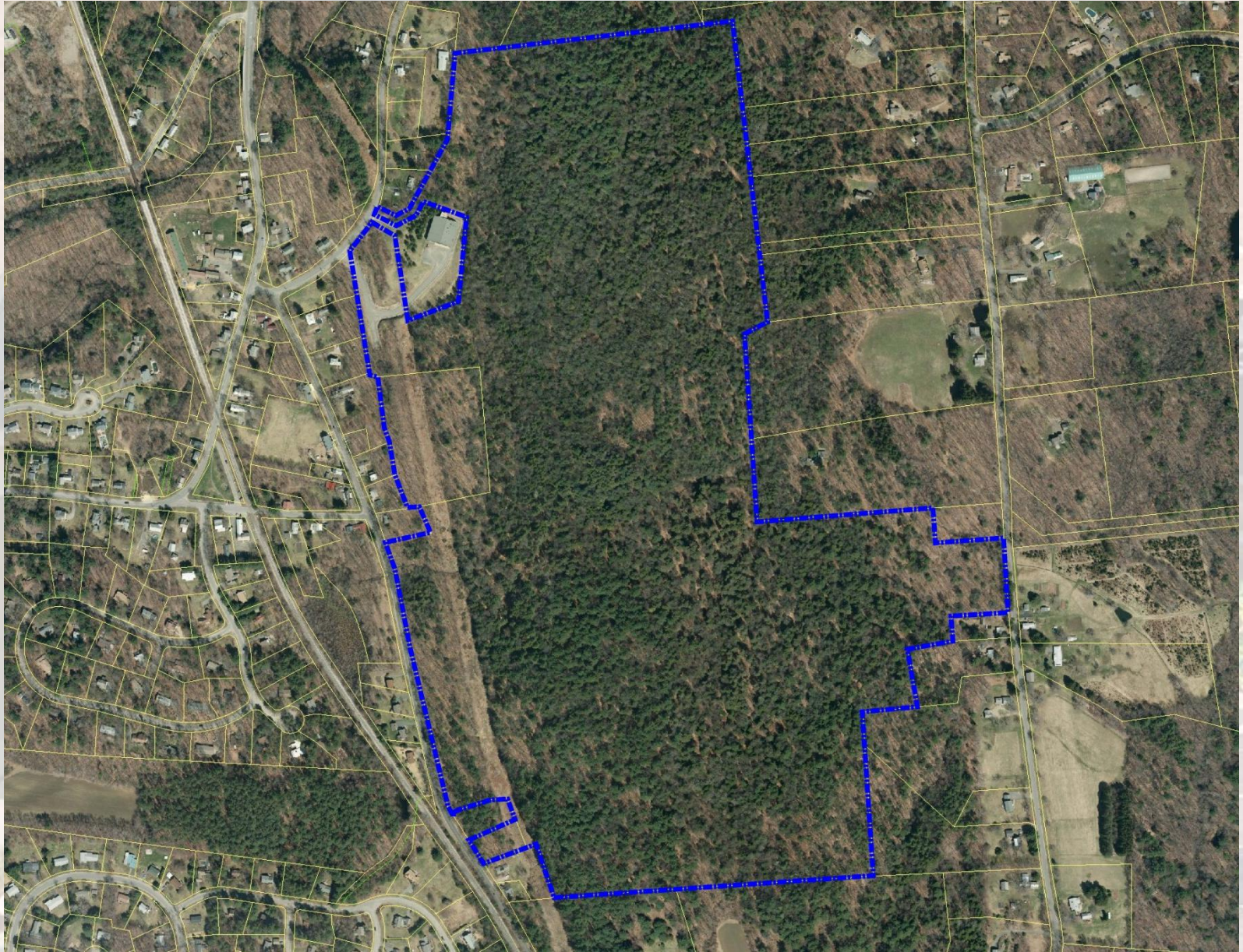
- Best Environmental Building Practices Will Be Considered for All Structures
- Expansive Open Space/Greenspace
- Private Onsite Stormwater Management
 - ✓ Fully complies with federal, state, and local regulations
- Alternative Transportation
 - ✓ PVTA
 - ✓ Bicycle Friendly
- Multi-Use Public and Private Pathways
- Tree Preservation
- Energy Efficient Appliances and Insulation to Reduce Energy Consumption
- New England Conscious Design and Buildings



Location Map



Aerial Map

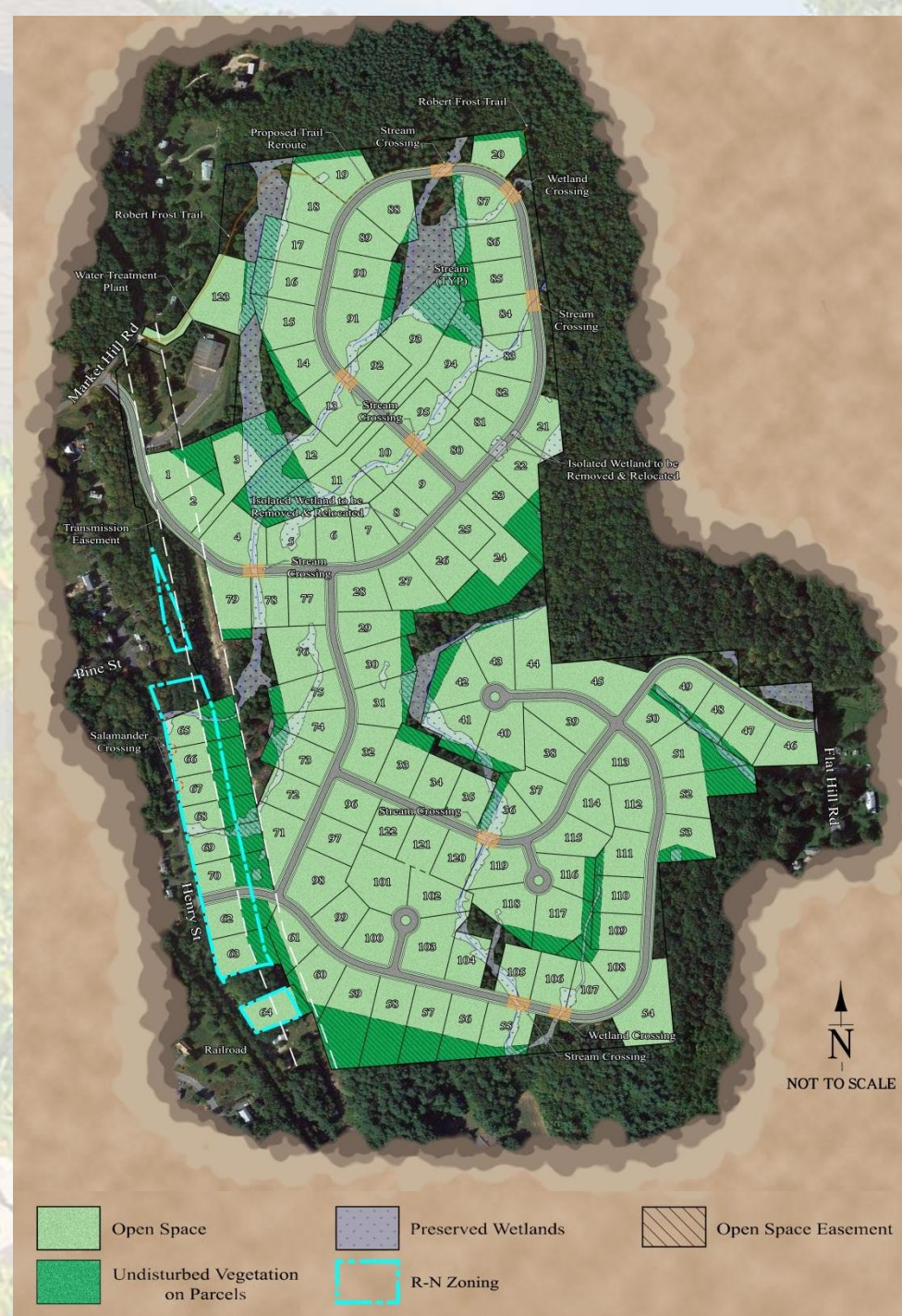


Yield Plan

Standard Subdivision

Site Data Breakdown

TOTAL SITE AREA:	146.63 AC
R-O LAND AREA:	139.92 AC
R-N LAND AREA:	6.71 AC
MINIMUM LOT SIZE:	
R-O:	30,000 SF
R-N:	20,000 SF
MAXIMUM SITE DENSITY (LOTS):	
R-O:	183 LOTS
(CALCULATION: (PARCEL AREA x 0.9)/ MIN LOT SIZE)	
(139.92 AC x 0.9) / (30,000 SF/ 43,560 SF/AC)	
R-N:	13 LOTS
(CALCULATION: (PARCEL AREA x 0.9)/ MIN LOT SIZE)	
(6.71 AC x 0.9) / (20,000 SF/43,560 SF/AC)	
TOTAL =	196 LOTS
TOTAL LOTS PROPOSED:	123 LOTS
OPEN SPACE:	39.31 AC (26.81%)
OPEN SPACE LOT AREA:	20.16 AC (13.75%)
OPEN SPACE EASEMENT:	19.15 AC (13.06%)
DEVELOPED AREA:	107.32 AC (73.19%)



Additional Benefits with Modified Cluster Development as Proposed

- Reduced Disturbance and Impervious Area
- Fewer Roads and Reduced Infrastructure
- Minimal Wetland Impact – Fewer Wetland Crossings
- Increased Open Space
- Increased Preserved Vegetation

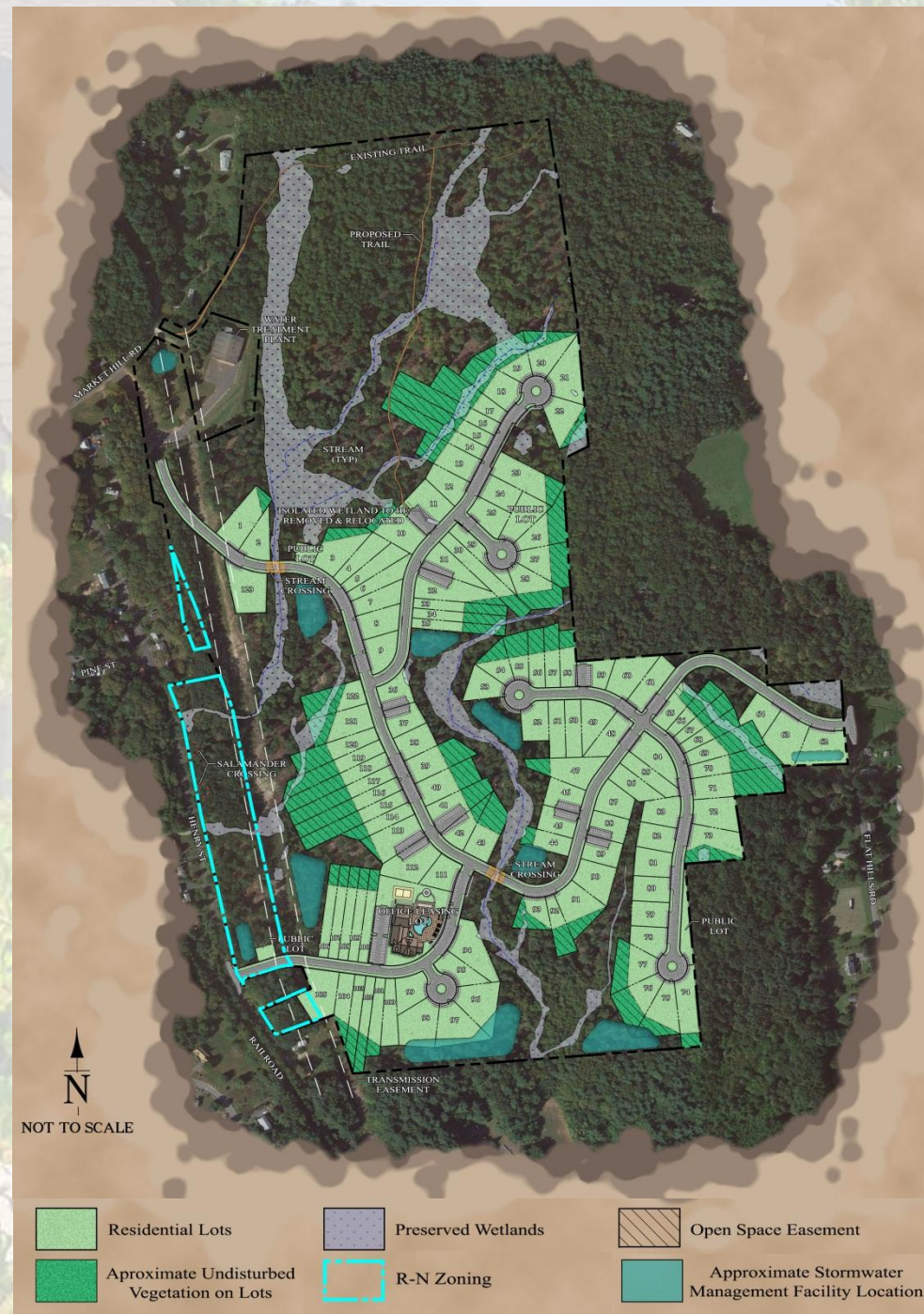


Preliminary Plan

Modified Cluster Development

Site Data Breakdown

TOTAL SITE AREA:	146.63 AC
MINIMUM LOT SIZE:	15,000 SF
(EACH ADDL. FAMILY)	+ 10,000 SF
MINIMUM LOT FRONTAGE*:	100'
*REDUCED FRONTAGE ON < 50% OF LOTS:	40'
MAXIMUM SITE DENSITY (LOTS):	123 LOTS
TOTAL LOTS:	123 LOTS
TOTAL DWELLING UNITS:	175
REQUIRED SINGLE-FAMILY:	40%
SINGLE-FAMILY UNITS:	71 (40.6%)
DUPLEX/ATTACHED UNITS:	104 (59.4%)
AMENITY LOT:	1
DENSITY:	1.19 DU/AC
OPEN SPACE:	89.18 AC (60.82%)
OPEN SPACE LOT AREA:	75.57 AC (51.54%)
OPEN SPACE ESMT AREA:	13.61 AC (9.28%)
DEVELOPED AREA*:	57.45 AC (39.18%)
(*ALSO INCLUDES PUBLIC LOT AREA)	



Comparison Summary

	STANDARD SUBDIVISION		MODIFIED CLUSTER		DIFFERENCE	%
	R-O	R-N	R-O	R-N	-	-
MINIMUM LOT AREA (SF)	30,000	20,000	15,000	N/A	-15,000	-
ADDITIONAL LOT AREA/FAMILY (SF)	10,000	6,000	10,000	N/A	-	-
MINIMUM LOT FRONTAGE (FT)	150	120	100, 40*	N/A	-50'/-110'	-
MINIMUM FRONT SETBACK (FT)	25	20	20, 10**	N/A	-5'/-15'	-
MINIMUM SIDE AND REAR SETBACK (FT)	25	15	15, 5**	N/A	-10'/-20'	-
TOTAL SINGLE-FAMILY LOTS	71		71		-	-
TOTAL DUPLEX LOTS	52		52		-	-
TOTAL DWELLING UNITS	175		175		-	-
DENSITY (DWELLING UNITS/AC)	1.19		1.19		-	-
LEGNTH OF ROADS (LF)	13,325		9,420		-3,905	-29.3%
STREAM/WETLAND CROSSINGS	9		2		-7	-77.8%
TOTAL OPEN SPACE LOTS AND ESMTS (AC)	39.31		89.18		49.87	126.9%

* -REQUESTED REDUCTION IN FRONTAGE REQUIREMENTS FOR 50% OF LOTS PER SECTION 4.3232

** -REQUESTED REDUCTION IN DIMENSIONAL REGULATION PER TABLE 3, DIMENSIONAL REGULATIONS, FOOTNOTE K

Project Features

- Large areas of contiguous, preserved open space
- Wildlife corridors maintained
- Minimal impact on environmentally sensitive areas
- Design promotes minimal disturbance by following existing topography and utilizing a smaller road network – less impervious areas
- Trail connection to Robert Frost Trail
- On-site multi-use paved walks for bicycle and pedestrian use
- Private trash collection
- Privately managed roads, storm drains, lighting, and landscaping
- Design allows public water and sewer to be extended to Flat Hills Road
- Promotes PVRTA bus use
- Promotes bicycle use
- Public access and utility easements
- On-street parking and other traffic calming measures
- Reduced wetland crossings to be designed in accordance with stream crossing guidelines and structural capacity for construction and emergency vehicles

Open Space/Common Land Ownership Created With This Development Will:

1. Be conveyed to the Town of Amherst for park or open space use; or
2. Be conveyed to a non-profit organization for the purpose of conservation of open space; or
3. Be conveyed to a corporation or trust owned by the development; or
4. Be conveyed to a private, non-profit or public entity for the purpose of keeping it in it's open and natural state.

***See Section 4.35 of the Bylaws**

Representative Architecture



Representative Architecture



Proposed Additional Site Studies

- **Traffic Impact Analysis**
- **Habitat Assessment**
- **Geo-Technical Study**
- **Sewer and Water Studies**
- **Storm Drain Study**



Design Exceptions

- **Minimum Frontage: 40' (Maximum 50% of Lots) Per Section 4.3232**
- **Front Setback: 10' ****
- **Side Setback: 5' ****
- **Rear Setback: 10' ****
- **Minimum Centerline Radius: 150'***** **Required: 246' Minor Std.**
Required: 345' Secondary
- **Maximum Road Slopes: 10%***** **Required: 8%,10% Allowed for Short Distances on Minor St.**
- **Maximum C.D.S. Road Length: 1,400'** **Required: 800'**
- **Parking: Section 7.0002 Exception to park more than two vehicles in the front setback along a private street. Design eliminated the need for individual driveways reducing impervious areas and provides traffic calming measures.**

**** See Table 3, Dimensional Regulations, Footnote K**

*** Requested design exceptions reduce grading impacts and are consistent with *Sustainable Neighborhood Road Design: A Guidebook for Massachusetts Cities and Towns, May 2011*

Why Reduced Frontage & Setback?

Maximize Open Space & Minimize Environmental Disturbance



Single Family (15,000 sf)

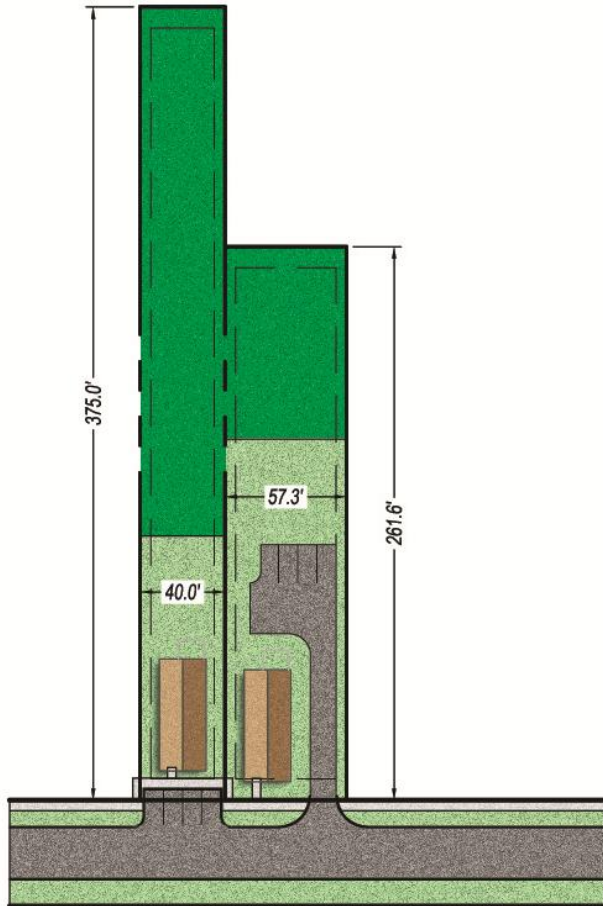
667% Increase in Undisturbed Area with Frontage and Setback Reductions

Duplex (25,000 sf)

58% Increase in Undisturbed Area with Frontage and Setback Reductions

Why On-Street Parking?

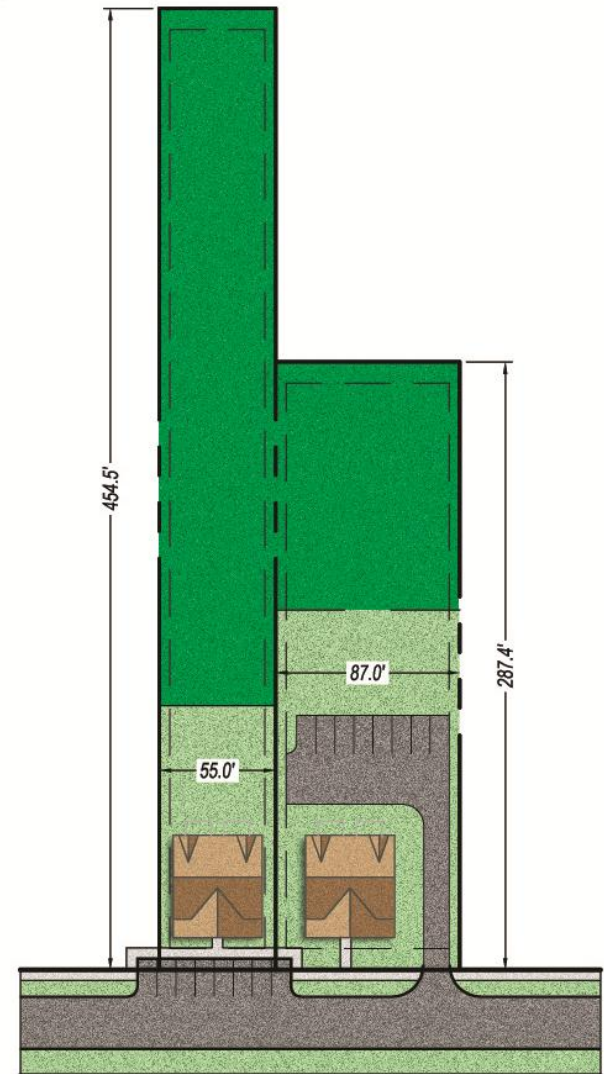
Maximize Open Space & Minimize Impervious Surfaces



Single Family (15,000 sf)

49% Increase in Undisturbed Area with On-Street

76% Decrease in Impervious Area with On-Street



Duplex (25,000 sf)

54% Increase in Undisturbed Area with On-Street

70% Decrease in Impervious Area with On-Street

Questions / Comments

